OLDMANS TOWNSHIP

Regular Meeting Minutes

June 14, 2017

The regular monthly meeting of the Oldmans Township Committee was held on June 14, 2017. Meeting was called to order by Mayor Sparks at 7:00 pm. This meeting was held in compliance with the Sunshine Law. All joined in the Pledge of Allegiance.

Members Present: Dean Sparks, George Bradford and Anthony Musumeci

Approval of Minutes: May 10, 2017 Regular Meeting

May 10, 2017 Executive Meeting

Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

FINANCE OFFICE:

**Resolution 2017-83**  Close Escrow Account for Gateway Park Venture

Mr. Musumeci made a motion to approve, Mr. Bradford seconded and all agreed.

**Resolution 2017-84** Close Escrow Account for MHG (Mullica Hill Cold Storage)

Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

**Resolution 2017-85** Cancel Auburn Water Delinquency for Block 14/Lot 10

Cancelling $1.44.

Mr. Musumeci made a motion to approve, Mr. Bradford seconded and all agreed.

**Resolution 2017-86** Chapter 159 – Clean Communities i/a/o $4,000.00

Received funds after the budget was adopted.

Mr. Musumeci made a motion to approve, Mr. Bradford seconded and all agreed.

**Resolution 2017-87** Cancellation of “Contracts Payable” for the Year 2015

Auditor recommended the cancellation. Amount $6,071.05.

Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

**Resolution 2017-88** Cancellation of Funds from Ordinance 2014-12 “Purchase of Emergency Equipment for the First Aid Organization and Fire Companies

Small amount left from the ordinance in the amount of $41.05.

Mr. Musumeci made a motion to approve, Mr. Bradford seconded and all agreed.

**Ordinance 2017-07** Appropriating Funds from the Capital Improvement Fund for the Purchase of New Public Works Vehicle and Equipment

No borrowing necessary to purchase dump truck.

**Resolution 2017-89** Introduction to Ordinance 2017-07

Mr. Musumeci made a motion to approve, Mr. Bradford seconded and all agreed.

**Ordinance 2017-08** Appropriating Funds and Authorizing the Issuance of Bonds and Notes to Finance the Purchase of a New Fire Truck for the Township of Oldmans

May need to borrow $350,000 to purchase fire truck. If necessary, will be determined in 2018.

**Resolution 2017-90** Introduction to Ordinance 2017-08

Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

Motion Authorizing Mayor to Sign the 2016 Audit Engagement Letter – Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

ADMINISTRATIVE:

**Ordinance 2017-06** Abandoned Properties: Amendment to Ordinance 2016-13

Mr. Bradford made a motion for public hearing, Mr. Musumeci seconded and all agreed.

**Public Hearing** No comment.

**Resolution 2017-91** Final Adoption of Ordinance 2017-06

Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

Small Cities Public Facilities Grant Writer – Mark Blauer/Blauer Associates for Phase II of Auburn Water

Township Committee previously approved Resolution 2017-09 appointing Mark Blauer as Grantsman. Township will be applying for a grant for the second phase for Auburn Water upgrades. Mr. Musumeci made a motion to approve the contract, Mr. Bradford seconded and all agreed.

Pennsville-Pedricktown Road Cemetery – Owner(s) unknown. Township will not be pursuing any repairs to the cemetery; potential Boy Scout project.

Independence Cycling Race – Change of Date from May 20th to July 1st – Date changed due to other races being run on the same date. Mr. Bradford made a motion to approve the change in date, Mr. Musumeci seconded and all agreed.

26 W. Mill Street – Potential Sale and Variance – Three individuals are interested in purchasing property, each for a different use: single family, duplex or commercial. All proposed uses are allowed per Township Code but due to non-conforming, small lot size, only a single family home can be built on the lot without obtaining a variance. Ms. Taylor suggested that the winning bidder be allowed 60 days to obtain a variance, if needed, prior to closing on the property. The winning bidder would be the applicant for the Planning Board variance application. Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

1 Maple Avenue – Environmental Remediation

Township applied for a grant from the NJ DEP in September, 2016 which neither been formally denied nor approved. Following a conference call with the State, MaryAnn Gilmore, Grantwriter, and Ms. Taylor, Municipal Clerk, it was decided that the Township would withdraw its application since the NJ DEP predominately works on commercial properties. Ms. Gilmore, Site Civil Engineering, sent a proposal to oversee the testing of the soil, using Township manpower and equipment, in the amount of $7,215. The testing may be funded through the demolition line item as the spill was noted in preparation of the demolition of the single family home. Ms. Taylor was asked to obtain more quotes.

Annual Stormwater Training – June 27

All three committeemen stated they would attend the training in order to further compliance with the NJ DEP stormwater annual survey.

TAX COLLECTOR:

**Resolution 2017-92** Tax Sale Premium for Certificate 10-00001 Transfer to General Fund

Money has been in the account for over five (5) years and the tax sale certificate holder has not foreclosed on the property.

Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

**Resolution 2017-93** Maintenance Lien on Block 8/Lot 41 i/a/o $358.67

Township had to cut the grass on the property. Owner was notified of the cost and did not pay so a municipal lien will be placed on the property. Mr. Musumeci made a motion to approve, Mr. Bradford seconded and all agreed.

EMERGENCY SERVICES:

Amendment to Chapter 48 – Alarms, Section 48.5 A “False Alarms” – Committee reviewed Logan Township’s Alarm System Ordinance. Following discussion it was agreed that the Township would amend its ordinance to include “key box” requirements and to increase the false alarm penalty from $100.00 to $300.00. Mr. Musumeci made a motion to begin the process of amending the False Alarm Ordinance, Mr. Bradford seconded and all agreed.

STREETS & ROADS:

Signage for Lerro Road and Gateway Business Park – Mr. Tedesco has reached out to the NJ DOT to request signage on US Route 130 for the Gateway Business Park. The request has been added to the State queue with no estimated time frame for completion.

Proposed Traffic Study for Helen & Lerro – Mr. Tedesco was asked to prepare a proposal at the last Township meeting for a traffic study. The proposal was for a two week study and submission of the report to the NJ DOT for $3,600. A smaller study was also proposed in the amount of $600 for a one-day traffic study. Mr. Sparks made a motion to approve the two week proposal in the amount of $3,600.00 which was seconded by Mr. Musumeci and agreed to by all.

PLANNING BOARD

**Resolution 2017-94** Appointment of Conflict Engineer for Lennox Run Development

Two proposals were submitted to the Municipal Clerk:

Remington & Vernick $8,340.00

Sickels & Associates $1,950.00

Both firms were given the exact same scope of work.

Mr. Musumeci made a motion to approve the proposal for Sickels & Associates, Mr. Sparks seconded and all agreed.

**Resolution 2017-95** Agreement to Commit Mount Laurel Trust Funds Between Oldmans Township and Salem County Habitat for Humanity for Project Located at 54 S. Railroad Avenue

Township will participate with Habitat for Humanity in an amount not to exceed $25,000.00. Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

PAYMENT OF BILLS

Mr. Bradford made a motion to approve the bills list and addition, Mr. Musumeci seconded and all agreed.

Camp Pedricktown – Wastewater Treatment Facility:

* NJ DEP Pollutant Discharge Elimination System Permit Fee (Annual Fee) Covers July 1, 2016-June 30, 2017 Surface Water Minor Mod Permit Action. If the Township did not wish to continue with the permit, it would be required to close the facility and dismantle. Township agreed that the invoice should be paid as the cost of closing the wastewater treatment facility would be greater than the permit fee.

PUBLIC COMMENT

Bill Miller - \*Encouraged cleanup of Maple Avenue property.

\*How is the Township going to enforce the no truck signs on Helen/Lerro when we have no police? Unenforceable; waste of money for traffic study.

\*Questioned status of Planning Board’s review of non-conforming residential properties being grandfathered if zoned other than residential.

CLOSED PUBLIC COMMENT

Dean Sparks \*NJ DOT grant submission for Helen/Lerro were denied

\*Thank you to the County for repair to Perkintown Rd. overpass

\*Received noise complaint about engine turbines at Goodrich.

Niki Trunk - Will review Township noise ordinance.

George Bradford - \*Tax collection rate for May 91%

\*Auburn Water bid opening scheduled for Thursday

\*Re-applied for electricity co-op rate reduction

\*Mid-Salem Court – audit complete; revenue increased

\*Toured County landfill – new cell open – many improvements

\*Met with Comcast to discuss expanding service along Perkintown Road and Pedricktown-Woodstown Road

Anthony Musumeci - Auburn Fire is having a fundraiser – rib dinner.

Jim Hackett - \*Audit report due by end of June; if necessary, will complete corrective action plan

\*Woodstown hired new fire subcode official – John Tull. Also works for Woolwich and Logan. Full-time paid firefighter.

Melinda Taylor - \*Signed contract for farming of municipal property is needed.

**Resolution 2017-96** Executive Session (8:30 pm) Personnel and Public Safety

Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed. Mr. Nipe was asked to be attend the meeting for the Public Safety portion.

Summary of Executive Session:

Township will purchase a portable camera for security purposes.

Township will extend the hours of the Deputy Treasurer.

**Ordinance 2017-09** Amendment of Salary Ordinance (by title only)

Annual salary for Deputy Treasurer will increase to $24,000.00 effective July 1st. First year will be pro-rated.

**Resolution 2017-97** Introduction of Ordinance 2017-09

Mr. Bradford made a motion to approve, Mr. Musumeci seconded and all agreed.

There being no further business, on a motion from Mr. Musumeci seconded by Mr. Bradford and agreed to by all, meeting was adjourned at 9:05 pm.

Respectfully Submitted,

Melinda Taylor

Municipal Clerk